



701 Atlantic Avenue - Alameda, California 94501-2161 - TEL: (510) 747-4300 - FAX: (510) 522-7848 - TDD: (510) 522-8467

MINUTES

REGULAR MEETING OF THE HOUSING COMMISSION OF THE CITY OF ALAMEDA HELD WEDNESDAY, DECEMBER 20, 2006

The Commission meeting was called to order at 7:00 p.m., with Chair Gormley presiding.

PLEDGE OF ALLEGIANCE

1. ROLL CALL

Present: Commissioner King, Kurrasch, Pratt, Trujillo and Chair Gormley.

Absent: Commissioner Balde.

2. CONSENT CALENDAR

Commissioner Kurrasch moved to adopt the Consent Calendar. Commissioner King seconded. Motion carried unanimously. All items accepted or adopted are indicated with an asterisk.

*2-A. Minutes of the Housing Commission Regular Meeting held November 15, 2006. Minutes accepted with noted revisions.

*2-B. Draft Minutes of the Board of Commissioner Special Meeting held November 21, 2006. This report was for information only.

*2-C. Budget Variance Report. This report was accepted.

*2-D. Audit Report for Fiscal Year Ending June 30, 2006. The Housing Commission recommended the Board of Commissioners accept the audit report for the fiscal year ending June 30, 2006.

3. AGENDA

3-A. Quarterly Police Activities Report. Executive Director Pucci reviewed the Police Activities report with the Commission. Officer Summit was available to respond to questions. There was no unusual criminal activity reported. This report was provided for information only.

3-B. Recommending Budget Revision Number 2. Executive Director Pucci explained the budget revision to the Housing Commission and how it was changed in order to conform to GAAP (Generally Accepted Accounting Principles) and GASB34 which is a Government Accounting Standards Board directive. The budget now shows that the Housing Authority is budgeting for depreciation and also moved expenses for reserves and capital improvements below the normal operating and expense items. Commissioner Kurrasch moved recommending to the Board of Commissioners to:

1. Approve the proposed budget revision, and

2. Adopt the proposed resolution revising the budget for the Conventional Low-Housing Program No. CA-062 (Esperanza)

Commissioner Pratt seconded. Motion carried unanimously.

3-C. Recommend Approving Award of Contracts for Painting and Repair Projects. After a brief discussion of the painting of Esperanza, Independence Plaza and the Housing

Authority office building, Commissioner Kurrasch moved to recommend to the Board of Commissioners to:

1. Approve awarding a contract to G & S Painting for \$44,000 plus up to an additional 10 percent for change orders for the Housing Authority office painting project and 20 percent for change orders for the Esperanza repair and painting project for a not to exceed amount of \$171,300; and to
2. Approve awarding a contract to Bayview Painting for \$293,000 with an additional 20 percent for change orders for the Independence Plaza repair and staining/painting project for an amount not to exceed \$351,600; and to
3. Authorize the Executive Director to execute both contracts.

Commissioner Trujillo seconded. Motion carried unanimously.

- 3-D. Sustainability of Esperanza. Executive Director Pucci explained another option for Esperanza, the Moving to Work Program, which allows for greater flexibility in administering the Section 8 and Public Housing Programs. It also allows for the funds for both programs to be used in either program. In other words, any surplus housing assistance payment funds available in the Section 8 program can be used to support Esperanza and vice-versa.
- 3-E. Smoke Free Housing. After a brief discussion of the staff proposal to have smoke free apartments in Housing Authority complexes, it was recommended by the Commission not to pursue this policy at this time.

4. ORAL COMMUNICATIONS

Board of Commissioners member Michael Torrey asked when are dumpsters put back along Constitution, behind Independence Plaza. Executive Director Pucci explained that the dumpsters are supposed to be put back after they have been picked up by the Alameda Industries trash collectors. There are times, however, when the trash collectors come late, after maintenance workers go home, so they could be out for a day or longer.

5. COMMISSIONER COMMUNICATIONS

It was announced that Commissioner King is retiring from the Commission and this would be her last meeting.

Commissioner Pratt asked about CHWCA and HARRP, the Housing Authority Workers' Compensation and Fire & Liability Insurers. Executive Director Pucci briefly described these joint power authorities. She also mentioned the recent Commissioner training she attended in San Francisco.

6. ADJOURNMENT

There being no further discussion, Chair Gormley adjourned the meeting at 8:05 p.m.

Nancy W. Gormley, Chair

Attest:

Michael T. Pucci
Executive Director / Secretary